

ARTICLE XI. OFF-STREET PARKING

20.150. Off-Street Parking; General Requirements.

A. The provisions of this article shall apply in all zoning districts.

B. The duty to provide and maintain off-street parking space shall be the joint and shared responsibility of the operator and owner of the use or uses for which off-street parking is required.

C. For all uses that are lawfully occupied, operated or possessing a valid lease or plan approved by the Community Council, the required amount of parking spaces required by this article will not apply.

D. If such uses are enlarged, expanded or changed, the owner of such use shall provide the amount of parking required by the provisions of this section and such parking shall meet all requirements of this Section. If the Zoning Administrator determines that such compliance is clearly not possible the owner shall be only responsible for providing the amount of parking such increment of expansion would require if it were a separate use.

E. For all uses established or placed into operation after the effective date of this chapter there shall be provided and maintained the amount of off-street parking hereinafter set forth.

F. Parking and loading spaces for all uses may be provided either in garages or outdoor parking areas conforming with the provisions of this chapter.

G. Parking may be with or without charge.

20.151. Design, Development and Maintenance.

With the exception of parking accessory to single and two-family residences, every parcel of land hereafter used as a public or private parking area, including commercial parking lots and outdoor motor vehicle or recreational vehicle (trailers, mobile homes, boats) sales lots shall be designed developed and maintained in accordance with the following requirements:

A. **Plan.** A plan detailing the number and configuration of parking spaces, points of ingress and egress, areas to be landscaped and construction specifications shall be submitted to the Zoning Administrator who will forward such plans to the Planning and Zoning Commission for review and approval. When a site plan has been submitted and approved by the Community Council in accordance with other provisions of this chapter, a parking plan will not be required.

B. **Construction Standards.** All off-street parking areas and entrances to such areas shall be constructed to the following standards:

<i>Industrial and Heavy Commercial Uses</i>	<i>All Other Uses</i>
6" compacted gravel base	4" compacted gravel base
1½" binder	
2" asphalt or similar impermeable, all weather, dustless surface	1¾" asphalt or similar impermeable, dustless surface

(Heavy commercial uses shall be those uses that have a regular traffic of vehicles in excess of 4,000 pounds)

C. **Drainage.** All parking areas shall be graded for proper drainage.

D. **Ingress and Egress.** All points of ingress and egress to public right-of-way shall be between 20 and 35 feet wide. Any curb cuts for the purpose of providing ingress egress are subject to all relevant Federal, State, County or Community requirements.

E. **Access.** Each off-street parking space shall open directly upon an aisle or driveway at least 12 feet wide to provide safe and efficient means of vehicular access to such parking space.

F. **Size.** Each required parking space shall be at least nine feet in width and at least 20 feet in length, exclusive of access driveways, aisles, ramps or any use other than parking. Each space shall have a vertical clearance of seven feet. For parallel parking the length of the parking space shall be increased to 24 feet.

G. **Marking.** Each parking space shall be defined by the use of pain lines, curbing, wheel or bumper guards, suspended ropes or chains, landscaping or some similar device.

H. **Computation.** When determination of the number of off-street parking spaces required by this chapter results in the requirement of a fractional space, a fraction of less than one-half may be disregarded, while a fraction of one-half or more shall be counted as one parking space.

Employee parking space requirements shall be based on the average number of employees at work during peak business hours.

I. **Maintenance.** Each parking surface shall be continuously maintained to be free from potholes or other deterioration of the surface, trash, debris or other waste materials.

J. **Sharing of Space.** Off-street parking areas may share spaces provided that there is no conflict in the schedules of those uses sharing any space or spaces.

Off-street parking spaces shall be provided in accordance with the following table.

OFF-STREET PARKING TABLE

<i>Parking Class</i>	<i>Uses: Permitted or Special</i>	<i>Required Spaces</i>
Class #1	<ul style="list-style-type: none"> a. Single family dwelling b. Duplex or two family dwelling c. Condominium or multi-family building d. Mobile homes 	2/dwelling unit
Class #2	<ul style="list-style-type: none"> a. Hotel b. Motel c. Apartments for the elderly 	1/dwelling, hotel or motel unit
Class #3	<ul style="list-style-type: none"> a. Convalescent home, nursing home, home for aged, home for ill or physically infirm persons, intermediate care facility, skilled nursing home b. Seminaries, Monasteries and convents c. Rectories, parsonages or parish houses d. Religious retreats 	1/1,000 sq. ft. of gross floor area
Class #4	<ul style="list-style-type: none"> a. Aquarium b. Archaeological or historical site c. Cultural institutions (libraries, museums, etc.) d. Day care center, nursery e. Hospital f. Philanthropic and charitable institutions 	1/1,000 sq. ft. of gross floor area

<i>Parking Class</i>	<i>Uses: Permitted or Special</i>	<i>Required Spaces</i>
Class #5	<ul style="list-style-type: none"> a. All professional, commercial, organizational and governmental offices not specifically mentioned in this table b. Animal hospital or clinic c. Art gallery (commercial) d. Bank or saving and loan (excluding drive-in facilities) e. Bus passenger station f. Catering establishments g. Clubs and lodges h. Detective agency i. Dog kennels and veterinary establishments j. Dry cleaning plant employing not more than six persons k. Employment agencies l. Financial institutions and uses m. Governmental administration building, without garages or shops n. Gymnasium or health club or spa o. Indoor tennis or racquetball club p. Laboratory, research, medical or dental q. Loan company r. Locksmith s. Medical and dental clinics t. Non-profit corporation, service or fraternal organization u. Police or fire station v. Post office w. Plumbing, heating, cooling, roofing, plastering, electrical, general contractor or similar building trades offices x. Printing shops y. Recording or sound studio z. Research establishments aa. Shoe or clothing repair bb. Tailor 	4/1,000 sq. ft. of gross floor area

<i>Parking Class</i>	<i>Uses: Permitted or Special</i>	<i>Required Spaces</i>
	cc. Telephone exchange and equipment building	
	dd. Transit or transportation facilities	
	ee. Travel agency	
	ff. Community or Community buildings	
Class #6	a. Auto service station	
	b. Auto undercoating and rust-proofing service	
	c. Bowling alley	
	d. Furniture store	
	e. Photographer's studio	
Class #7	a. Antique store	6/1,000 sq. ft. of gross floor area
	b. Apparel store	
	c. Appliance store	
	d. Auto accessory store	
	e. Bakery	
	f. Barber or beauty shop	
	g. Bicycle stop, sales, rental and repair	
	h. Book and stationery store	
	i. Camera store	
	j. Cleaners	
	k. Currency exchange	
	l. Department store	
	m. Drug store	
	n. Floral shop	
	o. Funeral parlor	
	p. Gift shop	
	q. Grocery store	
	r. Hardware store	
	s. Hobby shop	
	t. Ice cream parlor	
	u. Jewelry store	
	v. Music store	
	w. Office supply store	
	x. Package liquor store	
	y. Pet shop	

<i>Parking</i>		
<i>Class</i>	<i>Uses: Permitted or Special</i>	<i>Required Spaces</i>
	z. Record store	
	aa. Shoe store	
	bb. Shopping center	
	cc. Sporting goods store	
	dd. Tobacco shop	
	ee. Toy store	
	ff. Variety store	
Class #8	a. Auction room	
	b. Convention or exhibition hall	
	c. Dance or meeting hall	
	d. Restaurant (excluding fast food or drive-in)	
	e. Indoor or outdoor skating rinks	
Class #9	Restaurants (fast food or drive-in)	3/100 sq. ft. of gross floor area plus ten car holding capacity for each drive-in bay
Class #10	a. Ambulance service	1/Each (1) employee
	b. Boarding school, elementary or secondary	
	c. Concrete mixing plant	
	d. Dry cleaning plant	
	e. Elementary school	
	f. Exterminating service	
	g. Federal or Community garage	
	h. Junior high school	
	i. Machinery sales and service	
	j. Microwave relay towers	
	k. Radar installations and towers	
	l. Radio and television stations and towers	
	m. Truck terminal	

<i>Parking Class</i>	<i>Uses: Permitted or Special</i>	<i>Required Spaces</i>
Class #11	<ul style="list-style-type: none"> a. Agricultural implements, sales and service b. Archery range c. Golf driving range d. Nurseries and greenhouses 	1/1,000 sq. ft. of gross floor area plus 1/2,000 sq. ft. of used land area
Class #12	<ul style="list-style-type: none"> a. Golf course, public and b. Pitch and putt golf courses c. Par "3" golf courses 	100/9 holes (regular golf) or 40/9 holes (pitch and putt, par 3)
Class #13	<ul style="list-style-type: none"> a. Athletic field b. Arboretum or botanical garden c. Open land preserves d. Grounds of recreational clubs e. Polo clubs f. Public parks and playgrounds g. Swimming pools h. Tennis clubs and courts (outdoor) 	1/5,000 sq. ft. of gross land area or 1/75 sq. ft. of water area when a public swimming pool is an isolated use
Class #14	Auto laundry	each three employees plus reservoir spaces equal to five times the maximum capacity of the auto washing units
Class #15	<ul style="list-style-type: none"> a. Business, music, art, dance or commercial school b. Dormitory, fraternity or sorority c. Vocational school 	1/each two students based on design capacity
Class #16	a. Senior high schools	1/each one employee plus 1/each six student based on design capacity
Class #17	<ul style="list-style-type: none"> a. Churches, chapels, temples or mosques b. Fairgrounds and exposition grounds c. Racetracks d. Stadiums or auditoriums 	1/each four seats provided
Class #18	Indoor movie theater	1/each 2 1/2 seats provided

<i>Parking Class</i>	<i>Uses: Permitted or Special</i>	<i>Required Spaces</i>
Class #19	Colleges, junior colleges and universities	1/each four student based on design capacity
Class #20	<ul style="list-style-type: none"> a. Boat dealer b. Camper and recreational vehicles sales c. Equipment rental and leasing service d. Mobile home sales e. Monument sales f. Motor vehicle repairs and servicing g. Motorcycle sales h. New or used car dealer i. Repair service 	<ul style="list-style-type: none"> 4/1,000 sq. ft. of gross floor area plus 1/3,000 sq. ft. of used land area
Class #21	<ul style="list-style-type: none"> a. All industrial uses not specifically mentioned in this table b. All essential service and public utility and service uses not specifically mentioned in this table c. Carting or express d. Feed yard e. Fertilizer and seed sales f. Fuel and coal company g. Mining operations h. Sanitary landfills i. Sewage treatment plant j. Sign contractor 	2/each three employees
Class #22	<ul style="list-style-type: none"> a. Commercial fishing pond b. Day camp c. Go-cart tracks d. Recreational campgrounds e. Zoos or zoological gardens 	1/2,000 sq. ft. of used land area

<i>Parking Class</i>	<i>Uses: Permitted or Special</i>	<i>Required Spaces</i>
Class #23	<ul style="list-style-type: none"> a. Amusement park or establishment b. Billiard or pool hall c. Indoor arcade or amusement hall d. Kiddie parks e. Miniature golf f. Shooting ranges g. Any use similar to those listed in this class 	<ul style="list-style-type: none"> 3/1,000 sq. ft. of gross floor area plus 3/1,000 sq. ft. of used land area
Class #24	<ul style="list-style-type: none"> a. Building materials and products, sales and service b. Building trades showroom and shop c. Contractor or construction yards 	2/each (1) employee
Class #25	<ul style="list-style-type: none"> a. Auto driving instruction b. Auto renting c. Taxicab garage or facility d. Towing service 	4/1,000 sq. ft. of gross floor area (excluding storage of vehicles)
Class #26	Drive-in banking facility	Reservoir space five times the number of teller windows, in addition to spaces required under Class #5
Class #27	<ul style="list-style-type: none"> a. Any use not specifically mentioned in this table b. Airports c. Boat marina d. Penal institutions e. Planned commercial developments f. Riding stables 	As established by the Planning and Zoning Commission